

DELIVERED TO THE COUNTY, INCORPORATED MUNICIPALITY, OR HOUSING AGENCY.

(B) A COUNTY, INCORPORATED MUNICIPALITY, OR HOUSING AGENCY MAY NOT ACCEPT AN OFFER MADE UNDER THIS SECTION FOR A COOPERATIVE INTEREST WITH RESPECT TO A UNIT IF THAT UNIT TOGETHER WITH THE AGGREGATE OF OTHER UNITS PREVIOUSLY ACCEPTED OR NOT ACCEPTED, SUBJECT TO AN EXTENDED LEASE BY A DESIGNATED FAMILY UNDER THIS TITLE SUBTITLE, EXCEEDS 20 PERCENT OF THE TOTAL NUMBER OF UNITS IN THE COOPERATIVE PROJECT.

(C) IF A MEMBERSHIP CERTIFICATE FOR A UNIT COOPERATIVE INTEREST CONTAINS AN AFFIDAVIT BY THE GRANTOR THAT THE PROVISIONS OF A LAW OR ORDINANCE ENACTED UNDER THIS SECTION HAVE BEEN FULFILLED, THEN THE GRANTEE IN THAT GRANT TAKES TITLE TO THE UNIT COOPERATIVE INTEREST FREE AND CLEAR OF ALL CLAIMS AND RIGHTS OF ANY COUNTY, INCORPORATED MUNICIPALITY, OR HOUSING AGENCY UNDER A LOCAL LAW OR ORDINANCE ENACTED UNDER THIS SECTION.

(D) WITHIN 30 DAYS OF THE ENACTMENT OF A LAW OR ORDINANCE UNDER THIS SECTION, THE COUNTY OR INCORPORATED MUNICIPALITY SHALL FORWARD A COPY OF THE LAW OR ORDINANCE TO THE SECRETARY OF STATE.

~~5-6B-10-~~ 5-6B-09- 5-6B-10.

(A) THE INTENT OF THE GENERAL ASSEMBLY OF MARYLAND IS TO FACILITATE THE ORDERLY DEVELOPMENT OF COOPERATIVE HOUSING CORPORATIONS IN MARYLAND. THE GENERAL ASSEMBLY RECOGNIZES, HOWEVER, THAT THE CONVERSION OF RESIDENTIAL RENTAL FACILITIES TO COOPERATIVE HOUSING CORPORATIONS OR CONDOMINIUMS CAN HAVE AN ADVERSE IMPACT ON THE AVAILABILITY OF RENTAL UNITS, RESULTING IN THE DISPLACEMENT OF TENANTS.

(B) A COUNTY OR INCORPORATED MUNICIPALITY MAY, BY LEGISLATIVE FINDING, RECOGNIZE AND DECLARE THAT A RENTAL HOUSING EMERGENCY EXISTS IN ALL OR A PART OF ITS JURISDICTION AND HAS BEEN CAUSED BY THE CONVERSION OF RESIDENTIAL RENTAL FACILITIES. ANY LEGISLATIVE FINDING SHALL EXIST FOR ONE YEAR, SUBJECT TO ANY EXTENSIONS FOR PERIODS OF ONE YEAR AT A TIME. THE JURISDICTION SHALL CONSIDER AND MAKE FINDINGS AS TO:

(1) THE NATURE AND INCIDENCE OF CONVERSIONS OF RESIDENTIAL RENTAL FACILITIES;

(2) THE RESULTING HARDSHIP TO AND DISPLACEMENT OF TENANTS; AND

(3) THE SCARCITY OF RENTAL HOUSING.

(C) UPON THE FINDING AND DECLARATION OF A RENTAL HOUSING EMERGENCY CAUSED BY THE CONVERSION OF RENTAL HOUSING, A COUNTY OR AN INCORPORATED MUNICIPALITY MAY BY THE ENACTMENT OF LAWS, ORDINANCES, AND REGULATIONS, TAKE THE FOLLOWING ACTIONS TO MEET THE EMERGENCY: